



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 5/30/2006

Project No.: 575 - PA - 04

Coordinator: Kira Wauwie

Case No.: 17 - 2N - 2005

Project Name: Parcels M & O at Troon North

Project Location: 28000 N. Alma School Parkway, Scottsdale, Az 85262

Property Details:

☒ Single-Family Residentail ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-7 Proposed Zoning: NA

Number of Buildings: _____ Parcel Size: Approx. 10 Acres

Gross Floor Area/Total Units: 21 units Floor Area Ratio/Density: 2.21 units/acre

Parking Required: _____ Parking Provided: _____

Setbacks: N - 25' S - 50' E - 35' W - 50'

Description of Request:

The primary request is for a Preliminary Plat Approval. These two parcels within the Troon North Masterplan were originally zoned for commercial office buildings, but were converted to R1-7 through a General Plan Amendment and subsequent rezoning. Throughout the process, the total number of lots has decreased from 35 to 27, and then to 22. This Preliminary Plat is for 21 lots. Efforts have been made to place the lots in order to cause the least amount of impact to existing terrain and to maximize the NAOS.

This request also includes a request for Amended Development Standards (R1-7). An amendment to the develop standards is requested in order to keep the lots smaller and minimize their setbacks (on-lot). This will result in larger tracts of NAOS and greater setbacks from the existing residential neighborhoods. The revised Development Standards will only change the on-lot setbacks, and the revised and minimized setbacks will more closely duplicate the setbacks of the surrounding residential subdivisions.

This request also includes a wall design and graphic depicting the placement of a screen wall along the properties northern boundary where it abuts a parcel with commercial zoning (PCC). The intent here is to screen the residential homes from existing and future commercial activities.

Planning and Development Services Department

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